

# Housing Element

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## GOAL:

**To maintain the strength, vitality, and stability of single family and multifamily neighborhoods and to promote a variety of housing opportunities to meet the needs of all members of the community.**

## OVERVIEW

Bellevue provides a full range of housing opportunities to meet the needs of the people who would call Bellevue “home.” Strong neighborhoods in which the residents care about and invest in their community and participate in community affairs are an important component of Bellevue’s livability. Private homes and yards, as well as the public streets and sidewalks, are well maintained and demonstrate neighborhood vitality. Stable and healthy neighborhoods are built on friendships, a sense of community, and freedom from encroachment by incompatible land uses.

Housing in Bellevue ranges from residential estates on an acre or more to Downtown mid-rise condominiums with a variety of single family and multifamily housing types in between. Consistent with adopted plans and policies, the city pursues opportunities to create affordable housing and to increase the overall



*Homes in Bellevue are well maintained and demonstrate neighborhood vitality.*

housing supply; attends to the special housing needs of individuals; seeks to preserve neighborhood quality; and does not tolerate discrimination in housing.

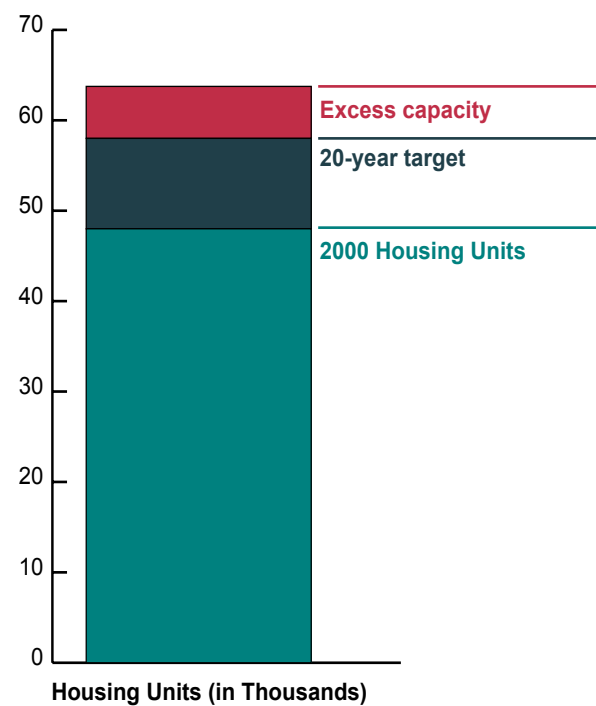
## State Growth Management Act

The state Growth Management Act’s (GMA) housing goal is to:

*Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

The GMA requires that each county and its cities plan to accommodate the growth that is projected over the next 20 years. In King County, the county and its cities collaboratively decided how to allocate the 20-year projection (see the Land Use

**Figure HO.1 Housing Targets vs Capacity**



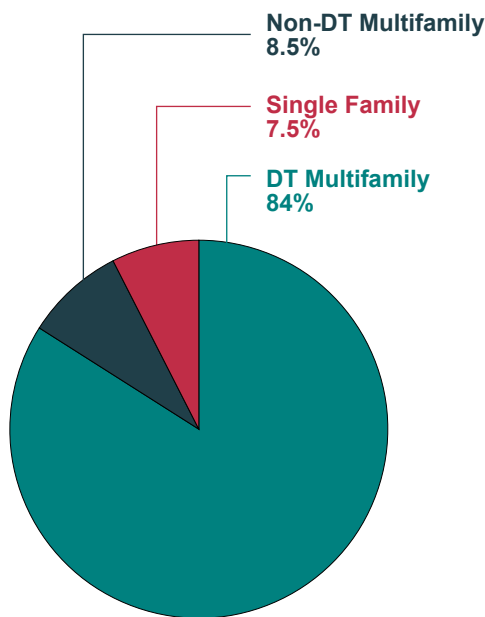
Element for more information). For Bellevue the 20-year housing target for 2001 – 2022 is 10,117 additional housing units.

Bellevue has capacity to accommodate about 16,000 additional housing units, which is sufficient to meet the 20-year target (see Figure HO.1). At the end of 20 years, a capacity of about 5,600 new units would remain, so after this planning period, Bellevue will be running out of capacity to accommodate new housing.

Over 90 percent of the city’s remaining residential capacity is found in multifamily zoning districts: 84 percent is multifamily located in Downtown, 8.5 percent

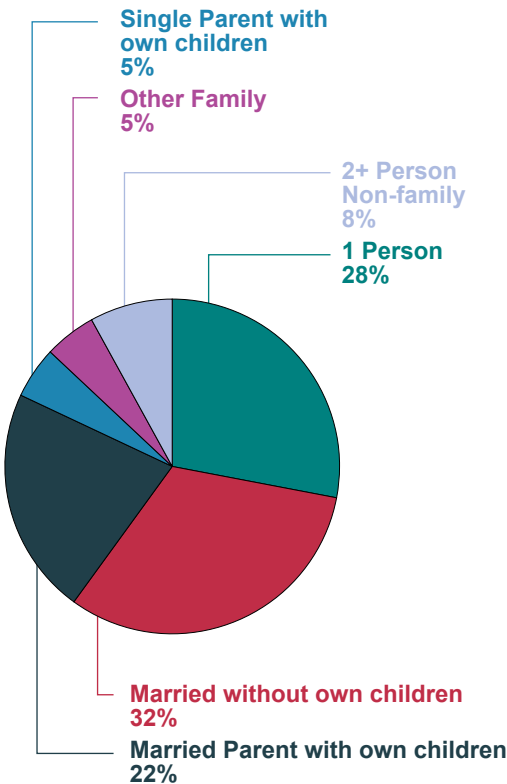
is multifamily outside Downtown, and 7.5 percent is single family (see Figure HO.2). Most of the single family capacity is in scattered parcels, with a significant number having environmental constraints such as steep slopes and wetlands.

**Figure HO.2 Future Housing Capacity**



Bellevue’s household types and age characteristics are changing, which affects the type of housing Bellevue residents desire. In 2000 slightly more than one quarter of Bellevue’s households included children (see Figure HO.3). This percentage has remained constant since 1990. Average household size continues to decline, with 65 percent of Bellevue households comprised of only one or two people (see Figure HO.4). The proportion of Bellevue’s population comprised of seniors continues to increase, consistent with regional and national trends. A high proportion in the growth

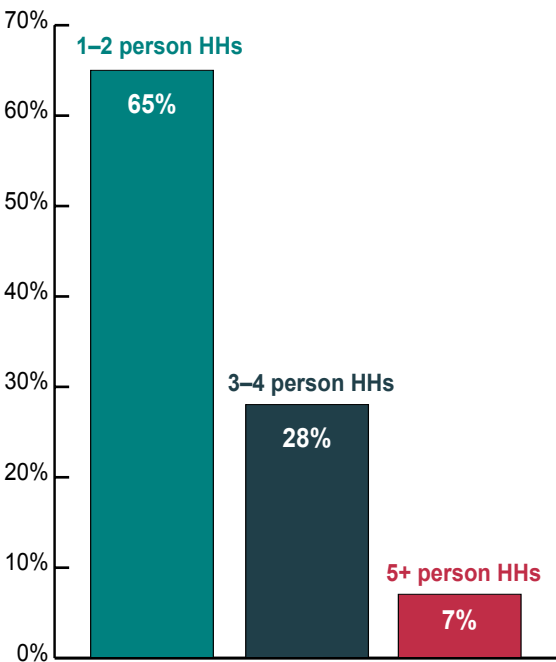
**Figure HO.3 Bellevue Household Composition**



of the senior population has been seniors over the age of 75. In summary, Bellevue’s households are projected to continue being older, smaller and mostly childless.

To accomplish the GMA goals and meet Bellevue’s housing needs, Bellevue must protect the existing housing in both single family and multifamily neighborhoods while pursuing opportunities to increase the supply and diversity of housing. Providing regulatory and economic incentives can encourage the private sector to build affordable housing. Regional cooperation is also essential to assure adequate housing opportunities. Bellevue helped found and participates in A Regional Coalition for Housing (ARCH), an intergovernmental agency to promote low and moderate income housing on the Eastside.

**Figure HO.4 Bellevue Household Size**



Bellevue is committed to protecting and enhancing all of its neighborhoods. However, Bellevue’s metamorphosis from a Seattle suburb to a mature city with the major Urban Center of the Eastside requires that it seek innovative and creative ways to develop additional housing that is compatible within existing neighborhoods and the environment. The limited supply of undeveloped, buildable residential land in the city is the primary constraint on the amount of housing that can be provided in the future. Downtown Bellevue is planned to accommodate over 80 percent of the new housing units in the next 20 years, and mixed use developments in commercial areas will provide additional opportunities for housing.

The location, density, and design of housing is evaluated with respect to other community objectives such as housing affordability, environmental quality, and support for transit. For instance, residential densities that support transit use should be located along major transit corridors and near urban activity centers. Site design should encourage pedestrian and bicycle access to the transit system (see the Transportation Element for more discussion of the land use-transportation link). In another example, environmentally sensitive areas can be protected by clustering housing on the least sensitive portions of the site.

Creative site planning may allow a development to achieve the maximum density allowed by the site's zoning or to mix residential and commercial land uses. Site planning can also focus on attaining urban design, land use and transportation goals. For example, to support mass transit and pedestrian mobility, multifamily housing along an arterial should be designed for convenient pedestrian access to the transit system.

## **Major Topics of Housing Element**

The Housing Element focuses on four specific topics of the city's housing policy:

The **Neighborhood Quality & Vitality** section recognizes the diversity and quality of Bellevue's neighborhoods. It also recognizes that neighborhoods are not static over time and that they evolve to meet the changing needs and lifestyles of the residents and the community.

The **Housing Opportunities** section provides the policy framework for increasing the housing supply while protecting existing neighborhoods - a critical challenge for Bellevue.

Bellevue's **Affordable Housing** policies direct the city's efforts to create housing opportunities for all economic segments of the population through regulatory and incentive approaches.

The **Special Housing Needs** section addresses the needs of some members of the community who cannot live on their own due to disability, health, age, or other circumstances that require special accommodations. Unfortunately, the difficulties some people have in finding housing may be so extreme as to result in homelessness. The city supports emergency housing and takes an active role in creating a variety of housing opportunities for those with special needs.

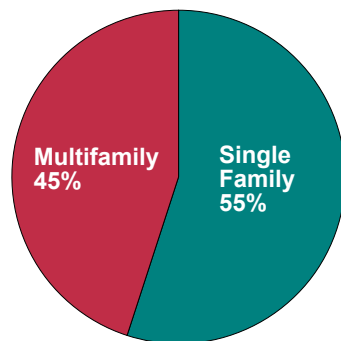
# Neighborhood Quality & Vitality

## GOALS:

1. To ensure that single family and multifamily residential neighborhoods provide an attractive living environment and that housing is compatible in quality, design, and intensity within neighborhoods and with surrounding land uses, traffic patterns, public facilities, and environmentally sensitive features.
2. To ensure the vitality and health of single family and multifamily neighborhoods.

Bellevue is characterized by high quality, vital neighborhoods that vary widely in age, character, and the value and size of housing. Some of Bellevue's older single family neighborhoods contain housing that is small by today's standards. Other neighborhoods are characterized by large high-end housing, while still others contain a mix of housing of different ages and sizes. All Bellevue neighborhoods are predominantly well maintained and have a strong sense of pride.

**Figure HO.5** *Bellevue Housing Types*



Forty-five percent of Bellevue's housing is multifamily, ranging from walk-up apartment complexes to high rise condominiums in the Downtown. During the 1990s, 67 percent of the housing constructed in Bellevue was multifamily. This percent is expected to increase over the next 20 years, especially given the high percentage of remaining housing capacity that is multifamily. Bellevue regulations need to provide a quality living environment for apartment and condominium dwellers while also

creating opportunities to meet the need for affordable multifamily housing. For example, open spaces in multifamily developments can be designed to increase resident interaction, improve livability, and provide recreation areas for children.

Maintaining and enhancing the quality of all neighborhoods is an important part of Bellevue's livability. Some level of change in existing neighborhoods is natural and an indication of a healthy, stable neighborhood. A neighborhood in which no change or investment is occurring may begin to decline. This type of neighborhood could be characterized by poorly maintained lawns, roofs or siding in disrepair, and lack of new remodeling or additions.

Some of Bellevue's older neighborhoods are beginning to show these signs of aging. In these areas it may be appropriate for the city to devise strategies with

neighborhoods to ensure that they remain “great places to live”. These strategies could aim at attracting private investment to assist in the community’s renewal.

Typical investments in healthy, stable neighborhoods include new additions on existing houses, re-roofing and re-siding, new or well-maintained landscaping, and improvements for pedestrians such as sidewalks or paths. This natural evolution can also include new houses that are built either on vacant lots or after a house is torn down.



*Bellevue neighborhoods offer great places to live.*

One of Bellevue’s roles in promoting neighborhood quality is to facilitate healthy change in a neighborhood while protecting residents from new housing that is out of character. In an established neighborhood, new infill housing shows positive energy and healthy reinvestment. However, if it is of a scale that overwhelms existing housing, it may be perceived as doing more harm than good. This is particularly true if the construction is accompanied by wholesale removal of existing trees and other vegetation. In these extraordinary cases it may be appropriate for the city to conduct additional review to ensure that this infill housing provides a good “fit” with the surrounding neighborhood.

Another city role in promoting neighborhood quality is to protect residents from activities or uses which are incompatible with a residential area. The city employs development regulations and other city codes to limit the bulk and scale of buildings, to control noise and nuisances, to minimize the impact of non-residential uses, and to restrict other activities that negatively affect neighborhood quality. While neighborhoods can be expected to evolve over time, their nature as quality residential environments can be preserved.

The edges of neighborhoods present a particular challenge in maintaining a quality residential environment. Abrupt edges formed by different types or intensities of land use may result in undesirable spillover effects such as noise, glare, and parking. The city’s Transition Area Design District regulations soften the edge between higher intensity uses to lower intensity uses. Design features such as landscaping, parking and access locations, lighting shields, non-reflective building materials, and modulation of building bulk can help integrate land uses and achieve an effective transition. The impacts of arterials that divide or border neighborhoods can be diminished with special landscape treatment of the right-of-way and, where necessary, noise mitigation.

The location and design of many Bellevue neighborhoods cause residents to depend on their automobiles for access to most urban amenities and services. To improve neighborhood quality and reduce automobile dependency, Bellevue promotes new neighborhood design concepts.

The city encourages and coordinates neighborhood participation in projects to enhance neighborhood quality. Neighborhood groups can enhance their area with features such as landscape plantings, identification signing, and special paving on streets or sidewalks. The city offers monetary and other incentives to support this activity through the Neighborhood Enhancement Program.

## **POLICIES**

**POLICY HO-1.** Encourage investment in and revitalization of single family and multifamily neighborhoods where private investment patterns are not accomplishing this objective.

**POLICY HO-2.** Promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity.

**POLICY HO-3.** Refine Land Use Code standards to improve the compatibility of single family infill development with the neighborhood.

**POLICY HO-4.** Initiate and encourage neighborhood and community involvement to foster a positive civic and neighborhood image through the Neighborhood Enhancement Program, or similar program.

**POLICY HO-5.** Assure that site and building design guidelines create an effective transition between substantially different land uses and densities.

**POLICY HO-6.** Anticipate the future maintenance and restoration needs of older neighborhoods through a periodic survey of housing conditions. Report results of such surveys to residents.

**POLICY HO-7.** Provide financial assistance to low-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar program.

**POLICY HO-8.** Protect residential areas from illegal land use activities through enforcement of city codes.

**POLICY HO-9.** Explore opportunities to implement alternative neighborhood design concepts. Involve residents and other stakeholders in this process.



**POLICY HO-10.** Support housing with appropriate amenities for families with children.

## Housing Opportunities

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### GOALS:

1. **To increase housing opportunities and a diversity of housing types by promoting the creative and innovative use of land designated for residential and commercial use, while complementing the character of existing development, protecting sensitive natural features, and promoting mobility alternatives.**
2. **To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.**
3. **To work in partnership with public and private groups in the planning and development of housing.**

As Bellevue grows as a regional employment center, the demand for housing in and around the city will grow. However, the supply of land available for housing is limited, and much of this land is either developed or environmentally sensitive. Countywide Planning Policies require that cities develop at or near their potential to ensure that urban land is used efficiently, to provide for housing opportunities, and to support the efficient use of infrastructure. To meet growth targets and encourage efficient use of land within the urban growth area, the city promotes innovative use of residential and commercial land to increase the housing supply. (Using land efficiently to meet the growth targets is further discussed in the Land Use Element.) At the same time, the city emphasizes quality infill development with creative, diverse, and compatible housing types and sensitivity toward the environment and existing neighborhoods.

### Innovative Housing Types & Processes

Innovative housing types include mixed use housing, mid- and high-rise housing in the Downtown, diverse infill housing types, and accessory dwelling units. The Planned Unit Development (PUD) process provides an alternative way to reduce housing costs, increase the housing supply, and protect environmentally sensitive areas.

**Mixed use housing.** Mixed use development is the marriage of housing and commercial uses on the same site. Providing housing opportunities in commercial areas is essential to accommodate the anticipated housing demand. Mixed residential/commercial neighborhoods that emerge in commercial areas will enhance the vitality of these areas, and provide a pedestrian orientation and support for transit. For



example, portions of the Downtown and areas in the Bel-Red, Factoria and Eastgate Subareas could become distinct mixed-use neighborhoods over time. Bellevue encourages creative and innovative methods to use commercial land to increase the housing supply. For example, in the Neighborhood Business Districts, the city offers building height and lot coverage bonuses for mixed commercial/residential projects to help achieve the permitted residential density.

**Downtown housing.** Downtown Bellevue is the major Urban Center of the Eastside with a high concentration of jobs, services, and housing served by an efficient transportation system. To achieve the Downtown housing potential, higher densities are encouraged. Mid-rise and high-rise residential and mixed-use buildings will provide housing opportunities for people who choose to live in an urban neighborhood. Areas around the Downtown Park and the Bellevue Regional Library are becoming new centers for urban residential activities. Innovative housing types such as single-room occupancy and studio residential units may increase the supply of affordable housing.

**Infill housing.** Other innovative housing types can fit into residential and transitional areas. To encourage high quality, innovative housing that is currently not being built in Bellevue, the city will enable a limited number of demonstration projects.

These proposed demonstration projects will be limited by pre-determined factors such as the size of the project, types of housing to be demonstrated, ability to vary from certain standards, and compatibility with surrounding development. Such demonstration projects will only be implemented after consultation with the affected neighborhood residents.



*Quality innovative housing at efficient densities creates housing choices.*

**Accessory dwelling units.** New housing opportunities may also be found in well-established neighborhoods. A single family property may be designed to accommodate an independent residence within the existing home or in a separate structure known as a “mother-in-law apartment” or an “accessory dwelling unit.” Accessory dwelling units are subject to strict guidelines to protect the character of the single family neighborhood. Accessory dwelling units may provide affordable housing opportunities and help those with limited income to keep their homes.

**Planned Unit Development process.** The Planned Unit Development (PUD) process allows for variations in site design and density from the strict requirements of the Land Use Code. Clustering is encouraged to protect critical areas. Specific design and development guidelines and early public review can assure compatibility with the setting. Compatibility may be achieved with attention to design quality and character, building bulk, materials, colors, arrangement of space, and intensity of use.



*The PUD process provides alternative housing types.*

## **Housing Regulations**

The City of Bellevue encourages housing development. While the Housing Element does not establish a hierarchy of priorities among sometimes conflicting interests, it does support innovative and acceptable methods to achieve the housing goals. The city works in partnership with housing providers to identify constraints and to pursue opportunities for a diverse and affordable housing supply.

The city's role is to identify and eliminate unreasonable regulatory barriers and to adopt regulations and fees which neither create unreasonable barriers nor inappropriately increase the cost or decrease the supply of housing. Bellevue's land use regulations, development standards, and fees are important for the community's welfare. An evaluation of the reasonableness of regulations should be based on their contribution to the public safety, provision of necessary infrastructure and community services and amenities, environmental protection, long-term maintenance costs, and state and federal mandates.

## **POLICIES**

**POLICY HO-11.** Encourage housing opportunities in mixed residential/commercial settings throughout the city.

**POLICY HO-12.** Provide incentives to encourage residential development for a range of household types and income levels in commercial zones.

**POLICY HO-13.** Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.

**POLICY HO-14.** Encourage housing development Downtown including innovative, affordable housing.

**POLICY HO-15.** Adopt an interim ordinance enabling a demonstration project(s) that would serve as a model for housing choices currently not being built in Bellevue.

*Discussion: The interim ordinance would set factors such as number of demonstration projects, size of project, types of housing to be demonstrated, ability to vary from certain standards, compatibility with surrounding development, review by the affected neighborhood, etc.*

**POLICY HO-16.** Allow attached and detached accessory dwelling units in single family districts subject to specific development, design, and owner occupancy standards.

**POLICY HO-17.** Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.

**POLICY HO-18.** Provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.

**POLICY HO-19.** Periodically review land use regulations to assure that regulations and permit processing requirements are reasonable.

**POLICY HO-20.** Evaluate the housing cost and supply implications of proposed regulations and procedures.

**POLICY HO-21.** Promote working partnerships with housing developers to help create opportunities for housing in the community.

## **Affordable Housing**

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### **GOAL:**

**To aggressively pursue opportunities to preserve and develop housing throughout the city and the Eastside to meet the needs of all economic segments of the community.**

A major challenge for Bellevue and for other Eastside cities is to provide affordable housing opportunities for all economic segments of the population. The state Growth Management Act's housing goal affirms the city's responsibility to meet this challenge. According to Bellevue residents, affordable housing is an on-going issue.

Lack of affordable housing regularly ranks very high as a community problem in the city's biennial Human Services Needs public surveys.

As the supply of vacant, developable land diminishes, the city must explore creative and innovative methods to maintain and increase affordable housing opportunities. The average home price (new and resales) in Bellevue for the year ending the third quarter of 2003 was \$392,378. This included single family homes with an average price of \$460,317 and condominiums with an average price of \$219,955. As of 2004, it is estimated that a three person household earning 100 percent of median income could afford to buy a typical home in only one out of nine Bellevue neighborhoods.

This is similar to findings from the 2000 Census, which showed that only four percent of owner-occupied houses in Bellevue were affordable to households making up to 100 percent of the countywide median income. Ninety percent of ownership housing in Bellevue was not affordable to households making less than 120 percent of the median income.

At the same time, average rents in 2003 ranged from \$856 in East Bellevue (east of I-405) to \$1,081 in West Bellevue (west of I-405). While the average-income household could likely afford this rent, lower-income households have difficulty finding affordable rental units. In 1999, almost 40 percent of renter households paid over 30 percent of their income for housing. Generally, paying 30 percent or less of one's income for housing is considered an



*Affordable housing in the Downtown.*

acceptable threshold. A very high percentage of households (over 60 percent) with incomes below \$35,000 paid 30 percent or more of their income for rental housing. A lower percentage of Bellevue homeowners (25 percent) paid more than 30 percent of their income on housing expenses.

Bellevue and King County define low-income and moderate-income families using the current King County median income, adjusted for family size, as the base. Low-income families are those whose incomes are 50 percent or less of median; moderate-income families are at 50 percent to 80 percent of median. Based on 1999 income data about 15 percent of the city's households are moderate income and 16 percent are low-income.

Bellevue is planning for a housing supply that will meet the needs of all economic segments of the community. Through its multi-faceted housing program, the city is working toward achieving the housing targets established in coordination with the King County Growth Management Planning Council and adopted in the Countywide Planning Policies. The targets for new housing in Bellevue are 24 percent for low-income households and 17 percent for moderate income households.

Between 1993 and 2002, Bellevue exceeded the target for provision of moderate income housing (see Table HO.1). Examples of moderate income housing in Bellevue include permitted accessory dwelling units, projects funded through the ARCH Trust Fund with some or all units affordable at 60% of median income (e.g., Glendale and Somerset Gardens), affordable units created under the now defunct inclusionary housing program, and some market rate developments (typically small rental units in the Downtown). Bellevue is lagging in the creation of low income housing, as are many other Eastside cities.

*Table HO.1*

<b>Bellevue Provision of New Affordable Housing: 1993 - 2002</b>						
<b>Income</b>	<b>Direct Assistance</b>	<b>Regulatory Incentives*</b>	<b>Market**</b>	<b>Subtotal</b>	<b>Annual Average</b>	<b>Annual Target***</b>
Low Income (50% median)	728	0	0	728	73	105
Mod. Income (80% median)	560	289	658	1,507	151	74

\* Includes permits for accessory dwelling units, density bonuses, etc.

\*\* Does not include property built in 2001 and 2002

\*\*\* Based on 1993 - 2012 growth targets

The previous paragraph discussed the creation of **new** housing related to the Countywide Planning Policies targets. A larger issue is the affordability of the **entire** housing supply—both existing and new housing.

The housing affordability gap for all households is significant. The housing affordability gap is the gap between the number of households at a particular income level and the number of housing units affordable to those households.

For Bellevue and the greater Eastside the most significant shortage of affordable units occur for low income households, especially those at or below 50 percent of median income, and even more significantly those below 30% of median income. The year 2000 gap for low income households (0 – 30% and 30 – 50%) in Bellevue was approximately 4,300 housing units (see Table HO.2), while for East King County it was approximately 11,600 housing units.

*Table HO.2*

<b>Bellevue Housing Affordability Gap—2000</b>			
<b>Median Income Ranges</b>	<b>Number of Households</b>	<b>Percent of Total Households</b>	<b>Affordability Gap in Units*</b>
0 – 30%	3,735	8%	-2,636
30 – 50%	3,640	8%	-1,692
50 – 60%	2,110	5%	+1,392
60 – 80%	4,731	10%	+1,297
80 – 100%	4,743	10%	-1,053
100 – 120%	4,136	9%	-463
120%+	<u>22,693</u>	<u>50%</u>	+3,153
<b>Total</b>	<b>45,787</b>	<b>100%</b>	

Source: 2000 Census

\* Adjusted for difference in Bellevue households and Bellevue housing units

## **Bellevue's Housing Regulations & Programs**

The city carries out affordable housing goals and policies through regulations in the Land Use Code and through a variety of programs.

**Land Use Code.** The Land Use Code allows affordable housing through voluntary provisions. Affordable multifamily housing is encouraged through density bonuses, increases in height and in lot coverage. These provisions have been used once in seven years and need to be reviewed to determine if there are ways to make the bonuses and standards more effective. Affordable housing is also provided by accessory dwelling units. Smaller senior units, although not tied to affordability, count as half a unit for purposes of density calculation.

**ARCH (A Regional Coalition for Housing).** Recognizing the need to work aggressively and collaboratively to increase the supply of affordable housing, Bellevue, Redmond, Kirkland and King County formed an interlocal agency, ARCH, in 1992. Since then ARCH's members have grown to include all 15 Eastside cities and King County. ARCH's purpose is to preserve and increase the supply of housing for low and moderate income households in East King County.

In addition to assisting members with housing policy and regulations, a major function of ARCH is to coordinate a joint Housing Trust Fund that provides financial support to private and not-for-profit groups creating affordable housing. These projects include family housing, senior housing, homeless/transitional housing, and special needs housing. In its first ten years ARCH funded 2,154 housing units/beds by leveraging \$19,110,000 in funds contributed by local jurisdictions. Funds provided by cities through ARCH are highly leveraged with a combination of county, state and federal public funds and with private funding. ARCH's efforts have been recognized nationally with the receipt of the HUD Secretary Opportunity and Empowerment Award and as a semifinalist in the Innovations in Government program.



Bellevue has been a major financial contributor to ARCH since its inception. Bellevue's priorities for affordable housing funds are to support special needs housing, including the developmentally disabled and other at-risk populations,



*An ARCH-assisted project in Bellevue.*

homeless and transitional housing, and preservation of existing housing as affordable housing. ARCH's priorities include Bellevue's priorities plus new construction and permanent housing for families and seniors. Bellevue may want to consider expanding its priorities to include all of ARCH's priorities.

**Home Repair Program.** An important housing issue is maintaining the quality of existing homes in Bellevue over time. Much of Bellevue's existing affordable housing is in older single family homes. The city's Home Repair program, in addition to helping to maintain the quality of the housing stock, can also help people stay in their homes as they age or have financial difficulties, which in turn helps preserve the quality of the neighborhoods. forty to fifty homes are repaired each year in Bellevue through this program.



*The Home Repair Program preserves existing housing.*

## **Impact Fees**

The city exempts affordable units from transportation impact fees as does the Issaquah School District from school impact fees. (The Bellevue School District does not impose impact fees.)

**Nonregulatory Financial Incentives.** Financial incentives, when packaged with regulatory incentives, can create sufficient economic incentive to encourage private builders to build multifamily housing units. Options that the city can consider are exempting multifamily housing from some city permit fees and using the state



multifamily property tax exemption program to encourage affordable housing in mixed use neighborhoods.

Because of the difficulty of creating affordable housing, it is critical that any housing created with public funding or through incentives remain affordable for as long as possible. The city uses options such as the right of first refusal, covenants, and loan extensions to ensure that housing remains affordable and will target affordability for the life of the development or the zoning.

## **POLICIES**

**POLICY HO-22.** Work cooperatively with King County, A Regional Coalition for Housing (ARCH), and other Eastside jurisdictions to assess the need for, and to create, affordable housing.

**POLICY HO-23.** Review Land Use Code regulations to remove barriers or unnecessary standards that discourage affordable multifamily housing and to refine affordable housing incentives so they are more successful.

*Discussion: The city has spent considerable time revising processes and standards to remove barriers. This policy encourages continuation of this work with an emphasis on housing affordability.*

**POLICY HO-24.** Ensure that all affordable housing development is consistent with currently adopted building codes and design standards.

**POLICY HO-25.** Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city.

**POLICY HO-26.** Involve both the public and private sectors in the provision of affordable housing.

**POLICY HO-27.** Re-assess city guidelines approximately every five years for use of the Housing Trust Fund to ensure they are consistent with changing community needs and priorities.

**POLICY HO-28.** Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing.

**POLICY HO-29.** Encourage the building of affordable housing Downtown.

**POLICY HO-30.** Encourage preservation, maintenance, and improvements to existing affordable housing.

**POLICY HO-31.** Encourage the development of long-term management strategies for affordable housing in cooperation with not-for-profit housing organizations.

**POLICY HO-32.** Explore all available federal, state, and local programs and private options for financing affordable housing.

**POLICY HO-33.** Explore financial incentives to encourage affordable multifamily housing, such as partial exemptions from city permit fees and use of the state property tax exemption program.

**POLICY HO-34.** Address the entire spectrum of housing needs in the city's affordable housing programs.

**POLICY HO-35.** Ensure that all affordable housing created in the city with public funds or by regulation remains affordable for the longest possible term.

**POLICY HO-36.** Participate in relocation assistance to low-income households whose housing may be displaced by condemnation or city-initiated code enforcement.

## Special Housing Needs

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### **GOAL:**

**To encourage and support a variety of housing opportunities for those with special needs.**

Some Bellevue residents have a variety of special housing needs. In general, special needs populations include people who require some assistance in their day-to-day living. Family living situations, institutional settings, social service programs, and direct, assisted housing all serve a portion of the needs. The city encourages efforts to provide for those needs and offers support and incentives for the development of housing for people with special needs. Housing for people with special needs should be sited to protect residential neighborhoods from adverse impacts and avoid concentrations of such housing. Ongoing stable family living situations for people with special needs can be compatible with other residential uses in neighborhoods. Bellevue's biennial *Human Services Needs Update* provides analysis of the special housing needs in the community and describes the facilities and programs available to provide assistance.

## **POLICIES**

**POLICY HO-37.** Plan for housing for people with special needs. Avoid concentrations of such housing and protect residential neighborhoods from adverse impacts. Encourage ongoing stable family living situations for people with special needs. Provide in all areas for the siting of facilities devoted to the care of people with handicaps.

**POLICY HO-38.** Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that address homelessness and help people remain in the community.

**POLICY HO-39.** Assist social service organizations in their efforts to obtain funds and to operate emergency and transitional housing in the community.

**POLICY HO-40.** Support and plan for assisted housing using federal or state aid and private resources.



*Transitional housing helps people move from homelessness to more permanent housing.*

**POLICY HO-41.** Encourage a variety of local incentives and support activities that help provide housing that is affordable and accommodates people with special needs.